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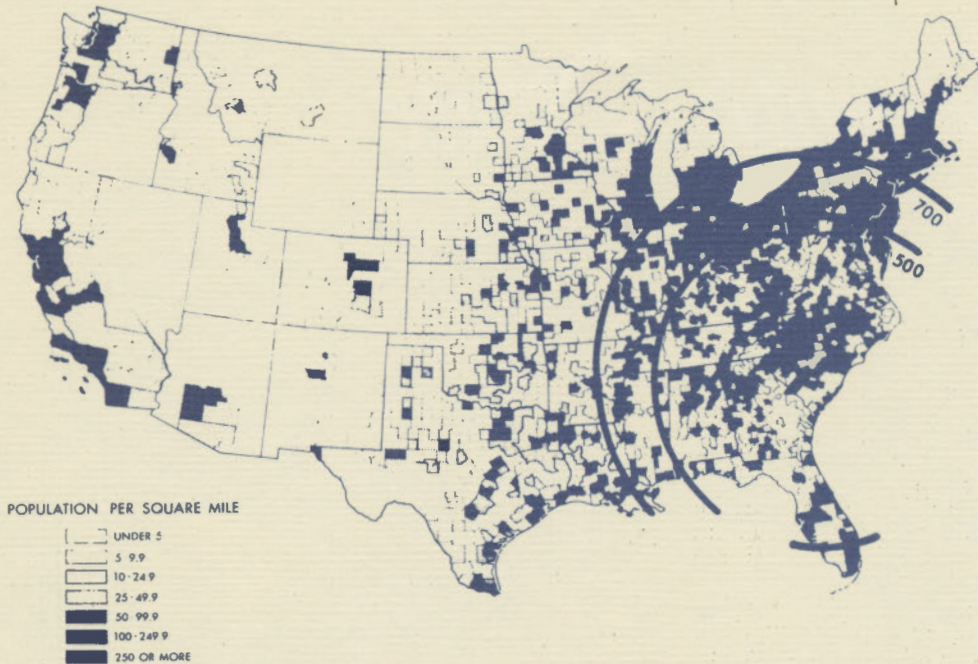
South Carolina Industrial Data Nesmith Site



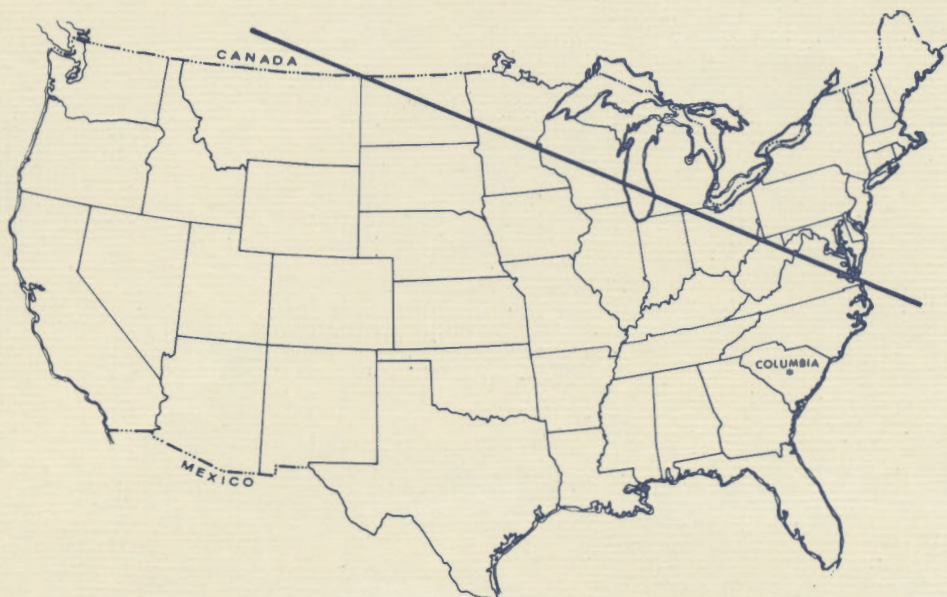
*State Development Board
Box 927
Columbia*

South Carolina can serve the Nation

From Cover: Columbia, is due South of Cleveland, Ohio, and due East of Los Angeles

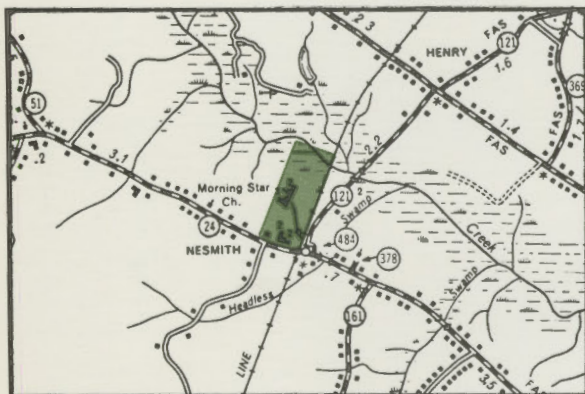


Columbia is within 500 miles of 53 million (27%) and 700 miles of 125 million (62%) of the nations population.



Columbia is closer to 87% of the United States than New York City. This area represents 64% of the nation's population.

South Carolina



Prepared by
STATE DEVELOPMENT BOARD
In Cooperation with
COASTAL PLAINS REGIONAL COMMISSION

**BASIC INDUSTRIAL SITE DATA
NESMITH SITE**

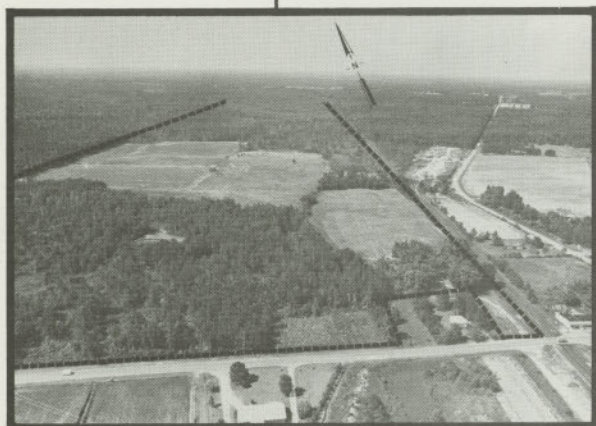
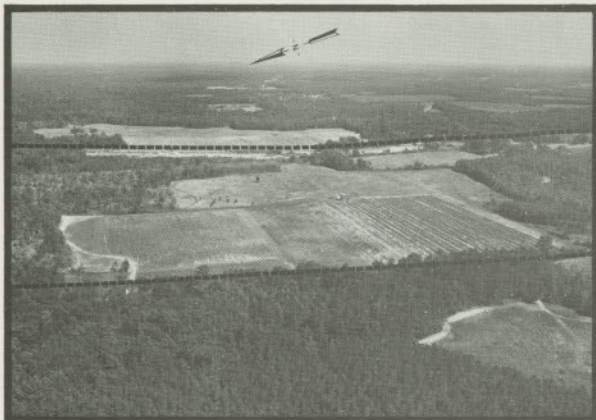
LOCATION OF SITE	Williamsburg County; 20 miles east of Kingstree on county road 24
SITE DESCRIPTION	
Acreage	202 acres
Topography	Nearly level, high ground with slope toward stream at rear
Elevation	40-48 feet above mean sea level
Soil Bearing	See Appendix A
WATER SUPPLY	
Source	Ground water is abundant in this area. See Appendix C
TRANSPORTATION	
Highway	S. C. 41 and 52 nearby ; county road 24 adjacent to site
Rail	Seaboard Coast Line Railroad adjacent to site
Air	Piedmont Airlines serves Florence Airport, 45 miles distant
ELECTRIC POWER	Carolina Power & Light Company
CLIMATE	
Mean Precipitation	48.14 inches
Temperatures	Average annual 64.6 degrees, January average 47.9 degrees, July average 81 degrees
Mean Degree Days	2228
Length of Record	30 years
WASTE DISPOSAL	Septic tanks for sanitary waste; oxidation ponds can also be used.
POPULATION	15-mile radius, 17,932, 30-mile radius, 157,577
LABOR AVAILABILITY	See discussion Appendix B



0 600
Scale in Feet

Nesmith Site

~20~ Contours
● Drill Holes



NOTE: Boundaries on photographs are approximate.

HEMINGWAY CITY DATA

LOCATION

Hemingway, in Williamsburg County, is located in the southeastern section of the state on South Carolina Highways 41, 51 and 261. New York is 650 miles from the community, Chicago is 892 miles and Atlanta is 286 miles.

CLIMATE

The climate in the area is temperate.

Mean annual temperature	64.6°
Mean maximum temperature	76.5°
Mean minimum temperature	52.7°
12-month average relative humidity	
Daily range:	
1:00 a.m.	82%
7:00 a.m.	84%
1:00 p.m.	51%
7:00 p.m.	67%
Mean annual precipitation	48.14 inches
Average length of growing season	234 days
Elevation	40 feet

POPULATION

Williamsburg County has a population of 34,243 residents, with 1,026 persons living in Hemingway. Over 17,930 persons live within a 15-mile radius of the community and more than 157,555 live within a 30-mile radius.

LABOR

The State Development Board will provide labor information.

GOVERNMENT

The community has a mayor-council form of municipal government. The mayor is elected for a term of two years, and the four councilmen serve two-year alternating terms of office. The county is governed locally by a six-member board of county commissioners and a county supervisor. The commissioners are elected by district for four-year terms, and the supervisor is elected at large for a four-year term. The supervisor serves as chairman of the board.

FINANCIAL

Financial services are provided in the community by one bank, the Anderson State Bank, which has total assets of \$9,174,036.99. Kingstree, the county seat, is 23 miles from Hemingway and has one savings and loan association. Kingstree Federal Savings and Loan has total assets of \$7,384,029.26.

TRANSPORTATION

Rail freight service is available in the community on the Seaboard Coast Line Railroad. Rail passenger service is provided by Seaboard in Kingstree, 23 miles from Hemingway. Interstate motor freight service is available from 14 authorized carriers, seven of which have terminals at Florence, 40 miles from Hemingway.

Freight delivery times:

To	By Rail	By Truck
Atlanta	3 days	1 day
Boston	4 days	2 days
Chicago	5 days	2 days
Houston	6 days	3 days
New York	5 days	2 days
St. Louis	6 days	2 days
San Francisco	9 days	7 days

The Florence Municipal Airport, 40 miles from the community, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft utilize the Hemingway-Stuckey Airport, four miles away, which has one paved and lighted 2,500-foot runway with a 700-foot sod overrun. The Lake City Airport, 25 miles away, has a paved and lighted 3,000-foot runway, and offers tiedowns, Unicom, 80/87 and 100/130 octane fuel.

FUELS

Natural gas is supplied within five miles of Hemingway by the Carolina Pipeline Company. Carolina Pipeline will extend natural gas into an area where consumption warrants investment. Delivery pressures are between five and 450 psi, depending on the customer's requirements. Rates for large industrial users are subject to negotiation. The average BTU of gas supplied is 1,040 per cubic foot, and the specific gravity is between .582 and .595. Four bulk stations in the community provide No. 1 and No. 2 fuel oil, with other grades available from Charleston, 85 miles away. The nearest purchase sites are Charleston and Wilmington, N. C., 130 miles away. Freight cost for No. 2 from Charleston to the community is 1.083 cents per gallon, with fuel cost negotiable for transport truck purchases.

POWER

Electric power is supplied by the Carolina Power and Light Company.

TAXES

The assessment on industrial property in South Carolina is 9.5 percent of the gross plant account. New industry is granted a five-year moratorium on general county taxes, with the exception of school taxes. The county tax rate is uniform throughout the county and is \$8.00 per \$100 of assessed value. The municipal tax rate is \$4.00 per \$100 of assessed value. The state has no tax on a manufacturer's inventories, goods-in-process, raw materials or finished goods. Treatment facilities or equipment of manufacturing plants which control water or air pollution are exempt from all property taxation.

COMMUNICATIONS

The weekly County Record is published in the county seat, 23 miles from Hemingway, and four large dailies circulate in the community. Radio Station WKYB-AM has broadcast facilities in the city. Television reception in the community is available from seven stations, representing the three major networks and educational television. Telephone service in the community is provided by the General Telephone Company of the Southeast.

WATER AND SEWAGE

The community obtains its municipal water supply from three deep wells. The system is capable of supplying water at a maximum rate of 2,000,000 gallons per day, with a peak daily demand of 350,000 gallons. Treated water storage consists of one 75,000-gallon elevated tank, one 300,000-gallon elevated tank and one 50,000-gallon ground level reservoir.

Analysis of water supplied in the community:

Total solids	236.00 ppm
Alkalinity	216.00 ppm
Hardness	5.00 ppm
Iron	0.08 ppm
Chloride	7.00 ppm
pH	9.1

Monthly water rates within the corporate limits for all customers:

First 4,000 gallons	\$3.50 (minimum bill)
Next 6,000 gallons	.60 per 1,000
Next 20,000 gallons	.50 per 1,000
Over 30,000 gallons	.40 per 1,000

Monthly water rates outside the corporate limits for all customers:

First 4,000 gallons	\$6.50 (minimum bill)
Next 6,000 gallons	1.20 per 1,000
Next 20,000 gallons	1.00 per 1,000
Over 30,000 gallons	.80 per 1,000

Industrial water rates are negotiable for customers outside the city limits.

Hemingway utilizes a 7.5-acre oxidation pond to dispose of the city's sanitary sewerage. The pond has a daily capacity of 500,000 gallons of wastewater, with present flows amounting to approximately 50 percent of its capacity.

The minimum monthly sewer rate is \$2.00 and sewer charges vary with the amount of water used by each customer. Industrial sewer rates are based upon water usage, and can be negotiated.

POLICE AND FIRE

The community's police department employs four full-time police officers, and operates two radio-equipped police cars. State and county law enforcement personnel provide assistance when needed. The community's fire department has sixteen volunteer firemen. The fire department maintains two pumper trucks, and utilizes a telephone-siren alarm system. The community has a Class Eight insurance rating.

EDUCATION

Williamsburg County has 24 public schools with 5,767 elementary school students and 4,966 high school students. The county has 275 elementary school teachers and 232 high school teachers. The average expenditure per pupil for the 1969-70 school year in the county's public schools was \$543.00. Private schooling is available at the Francis Marion Academy. Higher education facilities for the area are provided by the Williamsburg Regional Manpower Training Center, 23 miles away. Francis Marion College and a Technical Education Center are located at Florence, 40 miles away. Another Technical Education Center and the Coastal Carolina Regional Campus of the University of South Carolina are 30 miles from Hemingway.

INDUSTRY

The average monthly manufacturing employment in Williamsburg County exceeds 1,905. The total manufacturing payroll in the county exceeds \$8.8 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
Atlantic Food Processing	Egg processing	47
Elastic Corp. of America	Woven elastic webbing	26
Warnaco, Inc.	Lingerie	200

MEDICAL SERVICES

Medical services for the community are provided by the Bryant Clinic, located in the city. The 60-bed Williamsburg County Memorial Hospital and the 15-bed Benevolent Societies Hospital are located in Kingstree, 23 miles from Hemingway. The community has three privately-practicing medical doctors and one privately-practicing dentist.

HOTELS AND MOTELS

The community has two motels with a total of 47 overnight accommodations.

RECREATION

Recreation facilities in the community consist of a roller-skating rink, movie theatre, Junior Olympic swimming pool and school playgrounds and athletic fields. The community has an organized summer recreation program which offers baseball and softball competition and swimming lessons. The Wellman Country Club, five miles away, offers an 18-hole championship golf course, tennis courts, lake fishing and a restaurant. Brown's Ferry Park on the Black River provides an area for fishing, boating, swimming, water skiing and picnicking. Hunting and fishing are popular pastimes for area residents. Resorts on the South Carolina Coast are within 40 miles of the community.

CHURCHES

Hemingway has nine Protestant churches. A Catholic church and a Jewish house of worship are located in Kingstree, 23 miles away.

SITE DATA

Numerous industrial sites are available in and near the community. The Hemingway Industrial Park has a 40-acre rail site which is located two blocks from the major highway in the city. A 300,000-gallon elevated water tank is on the site and a 10-inch sewer main serves it. The site has 24 acres of clear, level terrain. A 250-acre non-rail site is located on S. C. 261 four miles west of Hemingway. The site is located on a flowing stream, and has an eight-inch water main serving it. Power and natural gas could be made available. An 800-acre site is located on the Great Pee Dee River and has access to major highways. Power and natural gas could be made available to the site. Other sites are available in the area which range in size from 10 acres to several hundred acres. Detailed site information will be supplied upon request.

JOHNSONVILLE CITY DATA

LOCATION

Johnsonville, in Florence County, is located in the eastern section of the state on S. C. 41, 51 and 341. The community is 40 miles from Interstate 95 and five miles from U. S. 378. New York is 645 miles from the community, Chicago is 892 miles and Atlanta is 286 miles.

CLIMATE

The climate in the area is temperate.

Mean annual temperature	64.6°
Mean maximum temperature	76.5°
Mean minimum temperature	52.7°

12-month average humidity

Daily range:	1 a.m.	82%
	7:00 a.m.	84%
	1:00 p.m.	51%
	7:00 p.m.	67%

Mean annual precipitation	48.14 inches
Average length of growing season	234 days
Elevation	94 feet

POPULATION

Florence County has a population of 89,636 residents, with 1,267 persons living in Johnsonville. Over 18,126 persons live within a 15-mile radius of the community, and more than 183,094 live within a 30-mile radius.

LABOR

The State Development Board will provide labor information.

GOVERNMENT

The community has a mayor-council form of municipal government. The mayor is elected for a term of two years, and the four councilmen serve two-year concurrent terms of office. The county is governed locally by a nine-member county council and a county manager. The county councilmen serve four-year terms of office, and appoint the county manager.

FINANCIAL

Financial services are provided in the community by one bank, the Johnsonville State Bank, which has total assets of \$2,083,012.42. Lake City, 20 miles away, has the Lake City State Bank and Palmetto Bank and Trust, with combined assets of \$16,749,199.90. The Lake City Savings and Loan Association has assets of \$5,764,585.81.

TRANSPORTATION

Rail freight service is available in the community on the Seaboard Coast Line Railroad. Rail passenger service is provided by Seaboard in Florence, 37 miles away. Interstate motor freight service is available from 13 authorized carriers, seven of which have terminals at Florence.

Freight delivery times:

To:	By Rail:	By Truck:
Atlanta	3 days	1 day
Boston	4 days	2 days
Chicago	5 days	2 days
Houston	6 days	3 days
New York	5 days	2 days
St. Louis	6 days	2 days
San Francisco	9 days	7 days

The Florence Municipal Airport, 37 miles from the community, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft utilize the Hemingway-Stuckey Airport, seven miles away, which has a 2,500-foot paved and lighted runway with a 700-foot sod overrun. The Lake City Airport, 20 miles away, has a 3,000-foot paved and lighted runway, and offers tiedown, Unicom, 80/87 and 100/130 octane fuel.

FUELS

Natural gas is supplied in the community by the Carolina Pipeline Company. Carolina Pipeline will extend natural gas into an area where consumption warrants investment. Delivery pressures are between 5 and 450 psi, depending upon the customer's requirements. Rates for large industrial users are subject to negotiation. The average BTU of gas supplied is 1,040 per cubic foot, and the specific gravity is between .582 and .595. Two bulk stations in the community provide No. 1 and No. 2 fuel oil, with other grades available from Charleston, 90 miles away. The nearest purchase sites are Charleston and Wilmington, N. C., 125 miles away. Freight cost for No. 2 fuel from Charleston to the community is 1.033 cents per gallon, with fuel cost negotiable for transport truck purchases.

POWER

Electric power is supplied by Carolina Power and Light Company.

TAXES

The assessment on industrial property in South Carolina is 9.5 percent of the gross plant account. New industry is granted a five-year moratorium on general county taxes, with the exception of school taxes. The county tax rate in School District 5, which includes Johnsonville, is \$13.70 per \$100 of assessed value. The municipal tax rate is \$4.00 per \$100 of assessed value. The state has no tax on a manufacturer's inventories, goods-in-process, raw materials or finished goods. Treatment facilities or equipment of manufacturing plants which control water or air pollution are exempt from all property taxation.

COMMUNICATIONS

Two semi-weekly papers, the Lake City Post and Lake City News, are published in Lake City, 20 miles away. Two daily papers also circulate in the community. Radio Station WKYB-AM is located at Hemingway, five miles away. Television reception in the community is available from seven stations, representing the three major networks and ETV. Telephone service in the community is provided by the General Telephone Company of the Southeast.

WATER AND SEWAGE

The community obtains its municipal water supply from two wells. The system is capable of supplying water at a maximum rate of 576,000 gallons per day, with a peak daily demand of 240,000 gallons. Treated water storage consists of one 75,000-gallon elevated tank. A water improvement project will add another deep well and a 200,000-gallon elevated tank.

Analysis of water supplied in the community:

Total solids	232.00 ppm
Alkalinity	192.00 ppm
Hardness	5.00 ppm
Iron	0.01 ppm
Chloride	4.00 ppm
pH	8.9

Monthly water rates within the corporate limits for all customers:

First 5,000 gallons	\$4.40 (minimum bill)
Over 5,000 gallons	.50 per 1,000

Monthly water rates outside the corporate limits for all customers:

First 5,000 gallons	\$7.00 (minimum bill)
Over 5,000 gallons	.50 per 1,000

The above water rates include sanitation service fees. Industrial water rates are negotiated with the municipal government.

Johnsonville does not presently have a treated wastewater disposal system. A wastewater improvement project for the community consists of two wastewater treatment plants utilizing extended aeration. One plant would have a daily capacity for 100,000 gallons of wastewater, or a population equivalent of 1,000 persons, and serve a population equivalent of 676 when completed. The other plant would have a daily capacity for 1,250,000 gallons of wastewater, and handle 950,000 gallons when completed.

Sewer rates for the new system have not been established.

POLICE AND FIRE

The community's police department employs three full-time police officers, and operates one radio-equipped police car. State and county law enforcement personnel provide assistance when needed. The community's fire department has one full-time and 25 volunteer firemen. The fire department utilizes radio monitors and a siren alarm system, and the community has a Class Eight insurance ratnig.

EDUCATION

Florence County has 44 public schools with 13,659 elementary school students and 10,990 high school students. The county has 592 elementary school teachers and 556 high school teachers. The average expenditure per pupil for the 1969-70 school year in School District 5, which includes Johnsonville, was \$639.24. Private schooling is available for grades one through twelve at the Francis Marion Academy, five miles away. Higher education facilities for the area are provided by the Florence-Darlington Area Technical Education Center, 40 miles away, and Francis Marion College, 37 miles away. The Williamsburg Regional Manpower Training Center is located at Kingstree, 27 miles away.

INDUSTRY

The average monthly manufacturing employment in Florence County exceeds 11,004. The total manufacturing payroll in the county exceeds \$59.1 million a year. Listed below are some of the industries in the community and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
American Cynamid Company	Fertilizer	5
DuBois Dyeing Co., Inc.	Dyeing of wood and synthetics	37
Div. of Stem Industries, Inc.		
Wellman Industries, Inc.	Wool tops	1,100
Johnsonville Mfg. Co.	Ladies sportswear	124

MEDICAL SERVICES

Medical services for the community are provided by the 52-bed Lower Florence County Hospital located at Lake City, 20 miles away. Outpatient care is available at the Bryant Clinic located in Hemingway, five miles away. The community has one privately-practicing medical doctor and one privately-practicing dentist and three doctors are located in Hemingway.

HOTELS AND MOTELS

Hemingway, five miles away, has two motels with a total of 47 rooms. Numerous motel accommodations are available in Florence, 37 miles away.

RECREATION

Recreation facilities in the community consist of school playgrounds and athletic fields, a Junior Olympic swimming pool and the Wellman Country Club. Wellman Country Club offers an 18-hole championship golf course, tennis courts, fishing lake and clubhouse with restaurant. Brown's Ferry Park, 30 miles away on the Black River, provides areas for fishing, boating, swimming, water skiing and picnicking. The Great Pee Dee River, five miles away also offers areas for fishing and boating. The woodlands of the area offer a variety of wild game. Johnsonville is within 45 miles of South Carolina's Grand Strand coastal areas.

CHURCHES

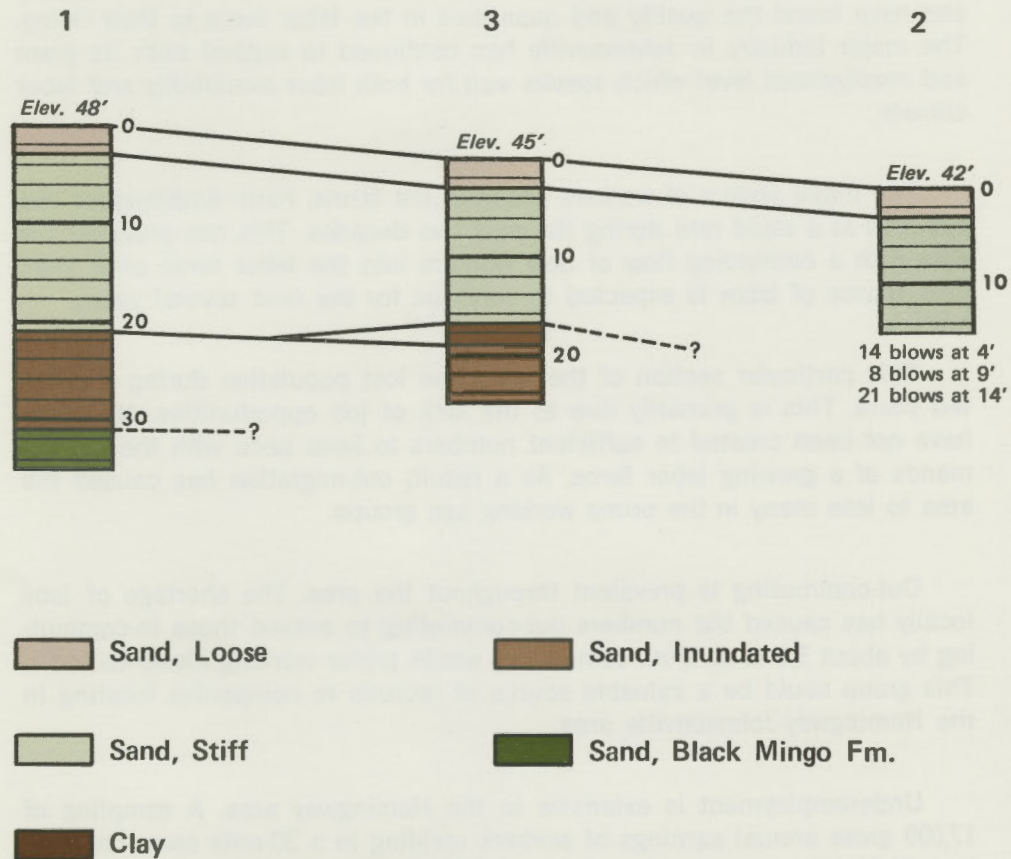
Johnsonville has five Protestant churches. A Catholic church and a Jewish house of worship are located in Kingstree, 27 miles away.

SITE DATA

A number of potential industrial sites are available in the Johnsonville area of Florence County. Available tracts range in size from 10 acres to several hundred acres. The topography of available tracts is generally level terrain, which is well-drained. All sites have paved road access,, and some sites have rail frontage. Utilities vary with the location of each site, with all utilities available to some sites. An 800-acre site with access to rail is located on the Great Pee Dee River within five miles of Johnsonville. Power and natural gas could be supplied to the site, which has access to major highways. Detailed site information will be supplied upon request.

GEOLOGIC CONDITIONS

Nesmith Site



This property is flat and well drained on the high ground. Beneath the loose topsoil, the site is underlain by well sorted, stiff, silty sands with some interbedded clay. Bearing strength of this unit should be on the order of 3000-4000 pounds per square feet (psf).

The water table was encountered in hole No. 1 at 21 feet and in hole No. 3 at 16 feet.

NOTE: The above drilling logs were obtained by auger boring and are indicative of the material present at the particular spot where the borings were made. The soil bearing ranges are based upon standard penetration tests performed at the depths mentioned above. This information is intended to be used as guidance in site selection and plant location; close-spaced drilling should be performed before the site is utilized.

LABOR INFORMATION

The labor-draw to the Hemingway-Johnsonville area encompasses some of the more densely populated Pee Dee section of South Carolina. The population within a 30-mile radius to Hemingway has now reached 157,557, based upon the 1970 census figure.

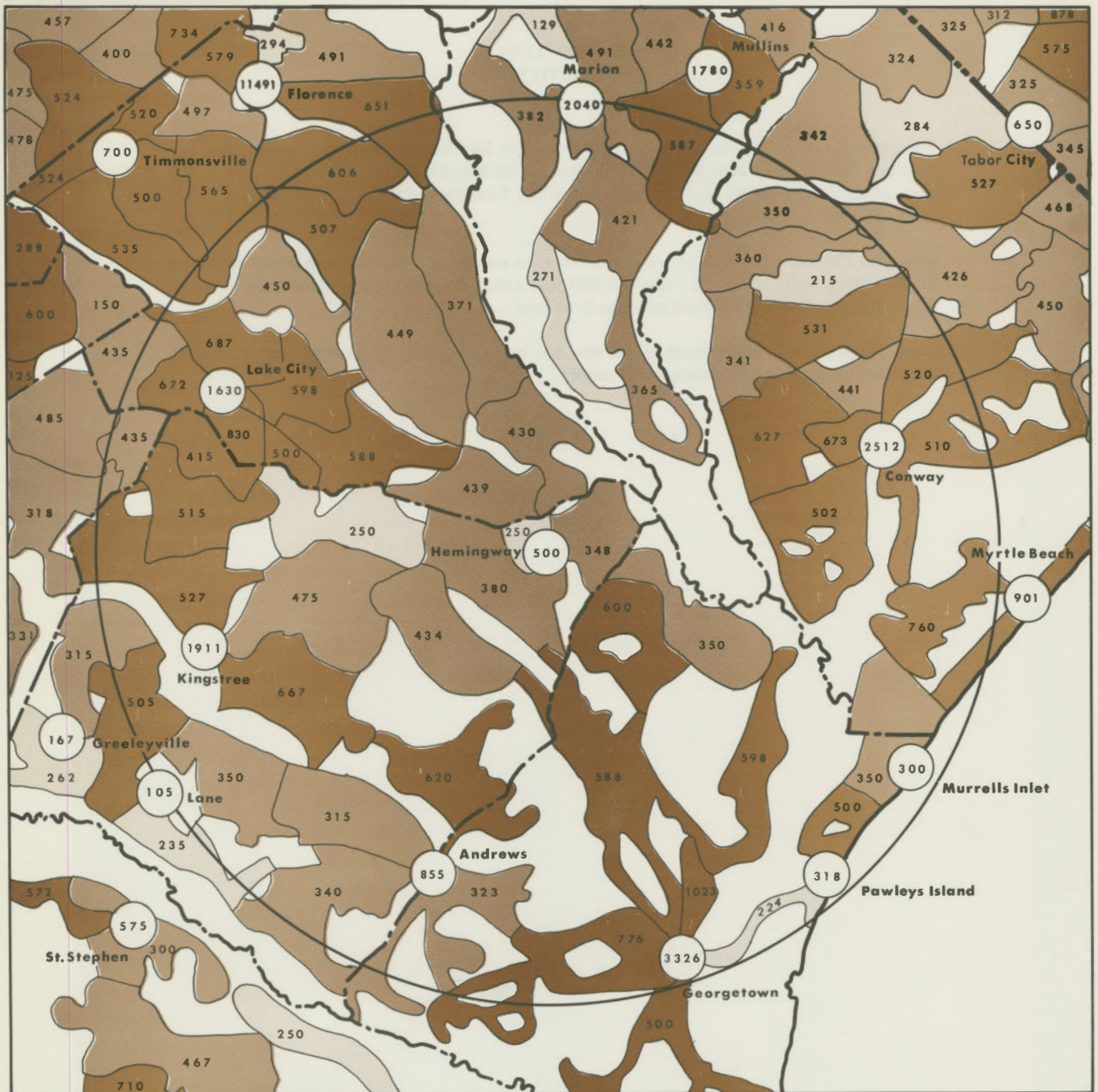
Several medium size industries have located in and around Hemingway and have found the quality and quantities in the labor force to their liking. The major industry in Johnsonville has continued to expand both its plant and employment level which speaks well for both labor availability and labor climate.

The major source of workers are from the farms. Farm employment has declined at a rapid rate during the past two decades. This has provided the area with a continuing flow of new workers into the labor force each year. This source of labor is expected to continue for the next several years.

This particular section of the state has lost population during the last ten years. This is primarily due to the lack of job opportunities. New jobs have not been created in sufficient numbers to keep pace with the job demands of a growing labor force. As a result, out-migration has caused the area to lose many in the prime working age groups.

Out-commuting is prevalent throughout the area. The shortage of jobs locally has caused the numbers out-commuting to exceed those in-commuting by about 3.5 to 1. Most commuters would prefer working closer-to-home. This group could be a valuable source of recruits to companies locating in the Hemingway-Johnsonville area.

Underemployment is extensive in the Hemingway area. A sampling of 17,099 gross annual earnings of workers residing in a 30-mile area, revealed that 70.7% were earning less than \$4,000 per year. The labor participation rate in Williamsburg County is 33.0% as compared to the state average of 38.1% and the national average of 41.6%. This is evidence of the need for jobs. The people are there and industries locating in the area could expect a better-than-average selection ratio in staffing their plants.



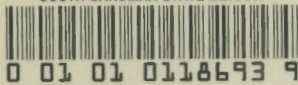
POPULATION DENSITY

30 MILE RADIUS

HEMINGWAY - JOHNSONVILLE

- 0-299 Families
- 300-499 Families
- 500-Over Families

County Range Per Family 3.5 to 3.8



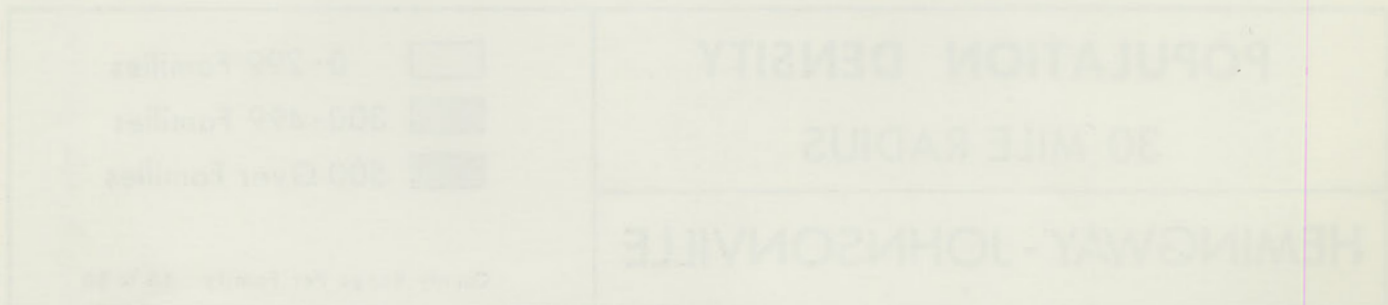
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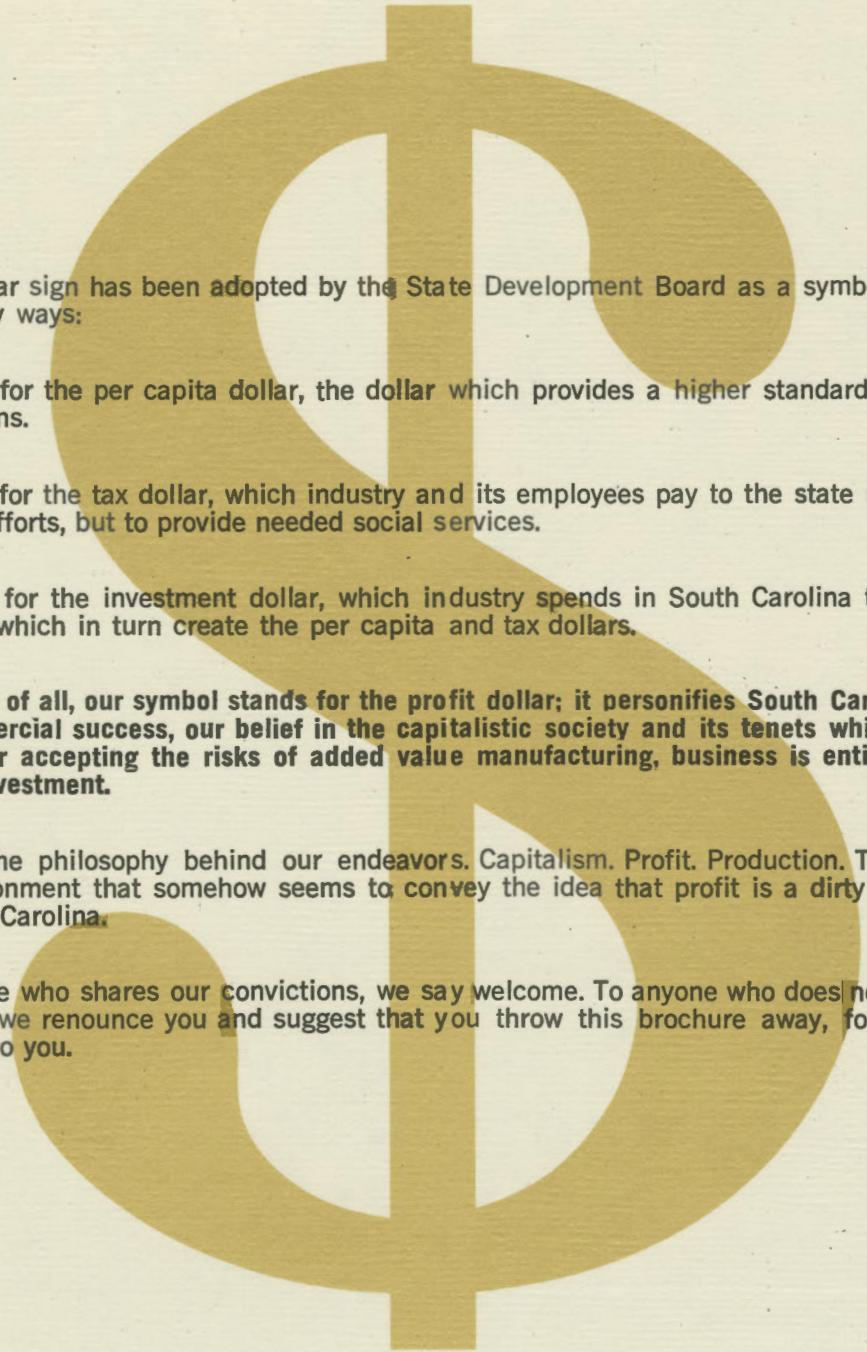
WATER SUPPLY NESMITH SITE

The principal aquifers used in the area are the Pee Dee and Black Creek Formations. The depth of drilled wells range from 150-800 feet in this aquifer and produce from 150 to 600 gpm. Deeper wells below 800 feet drilled into the Tuscaloosa Formation, however, produce more than 500 gpm.

Using the Pee Dee and Black Creek Formations, an estimated 1-5 mgd could be developed at the site using wells of depths from 300-600 ft. At depths of 900 ft. and below, the sands of the Tuscaloosa Formation could produce 8-10 mgd.

Black Mingo Creek, which borders the site, has no flow during dry periods and cannot be depended upon for a continuing water supply.





The gold dollar sign has been adopted by the State Development Board as a symbol which can be interpreted in many ways:

It stands for the per capita dollar, the dollar which provides a higher standard of living for South Carolinians.

It stands for the tax dollar, which industry and its employees pay to the state not only to perpetuate our efforts, but to provide needed social services.

It stands for the investment dollar, which industry spends in South Carolina to create job opportunities, which in turn create the per capita and tax dollars.

But most of all, our symbol stands for the profit dollar; it personifies South Carolina's commitment to commercial success, our belief in the capitalistic society and its tenets which proclaim that in return for accepting the risks of added value manufacturing, business is entitled to a fair return on its investment.

This is the philosophy behind our endeavors. Capitalism. Profit. Production. To anyone trapped in an environment that somehow seems to convey the idea that profit is a dirty word, we say come to South Carolina.

To anyone who shares our convictions, we say welcome. To anyone who does not share similar convictions, we renounce you and suggest that you throw this brochure away, for we will be of no interest to you.

For additional information contact:

DIRECTOR

SOUTH CAROLINA STATE DEVELOPMENT BOARD

P. O. BOX 927

COLUMBIA, S. C. 29202

PHONE (803) 758-3145